



401 CROSS PARK DRIVE, SUITE B

PEARL, MS 39208

Sterling McCool, CCIM
Broker Associate
601.366.8511 x312
sterling@overby.net





LOCATION DESCRIPTION

Extremely well located retail/office condo in the Pearl/Brandon area. This property is conveniently located on highway 80 within close proximity of I-20 amongst a large variety of retail and professional users.

PROPERTY HIGHLIGHTS

- Extremely well located
- Highly visibility
- Front door parking
- Growing location
- Signage available
- Rare opportunity

PROPERTY DESCRIPTION

This highly visible investment property features two large offices, a smaller third office, a break room, and a private restroom. The space is currently leased to an international credit industrial staffing company with over 600 locations in multiple countries. The space is well suited for most professional users or it could be easily modified for a retail or medical user. Front door parking and signage is available at this location.

OFFERING SUMMARY

| | |
|------------------------------|---------------|
| Unit Size: | 1020 SF |
| Year Built/Renovated: | 1988/2021 |
| List Price: | \$161,000.00 |
| Gross Income: | \$17,823.12 |
| Operating Expenses: | \$4,395.00 |
| Net Operating Income: | \$13,428.12 |
| Annual Increases: | 3.0% |
| Parking Spaces: | 45 |
| Parking Ratio: | 7.50 per 1000 |
| Lot Size: | 1.19 Acres |
| Zoning: | Commercial |

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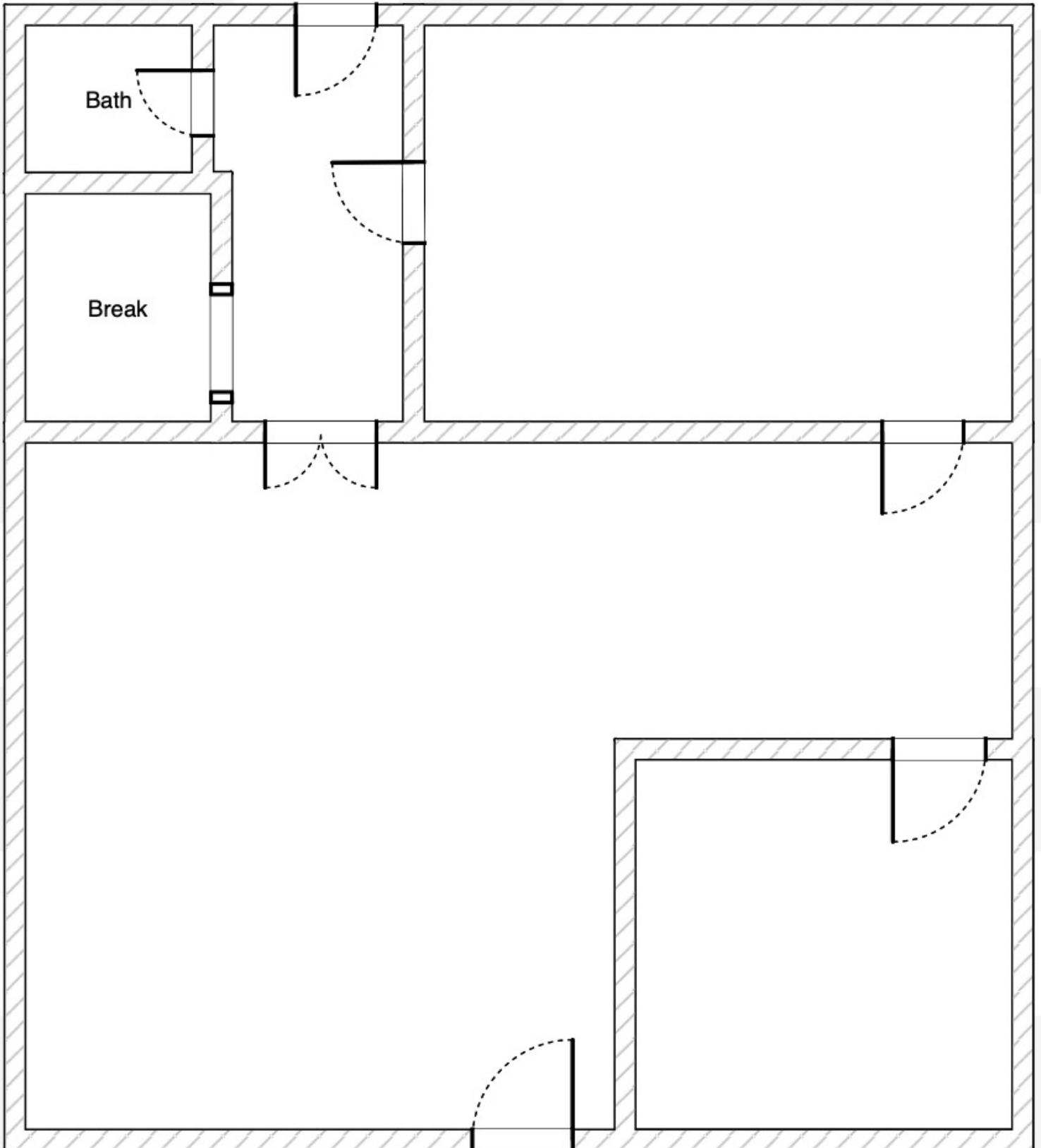
FOR SALE 401 CROSS PARK DRIVE, SUITE B

ADDITIONAL PHOTOS



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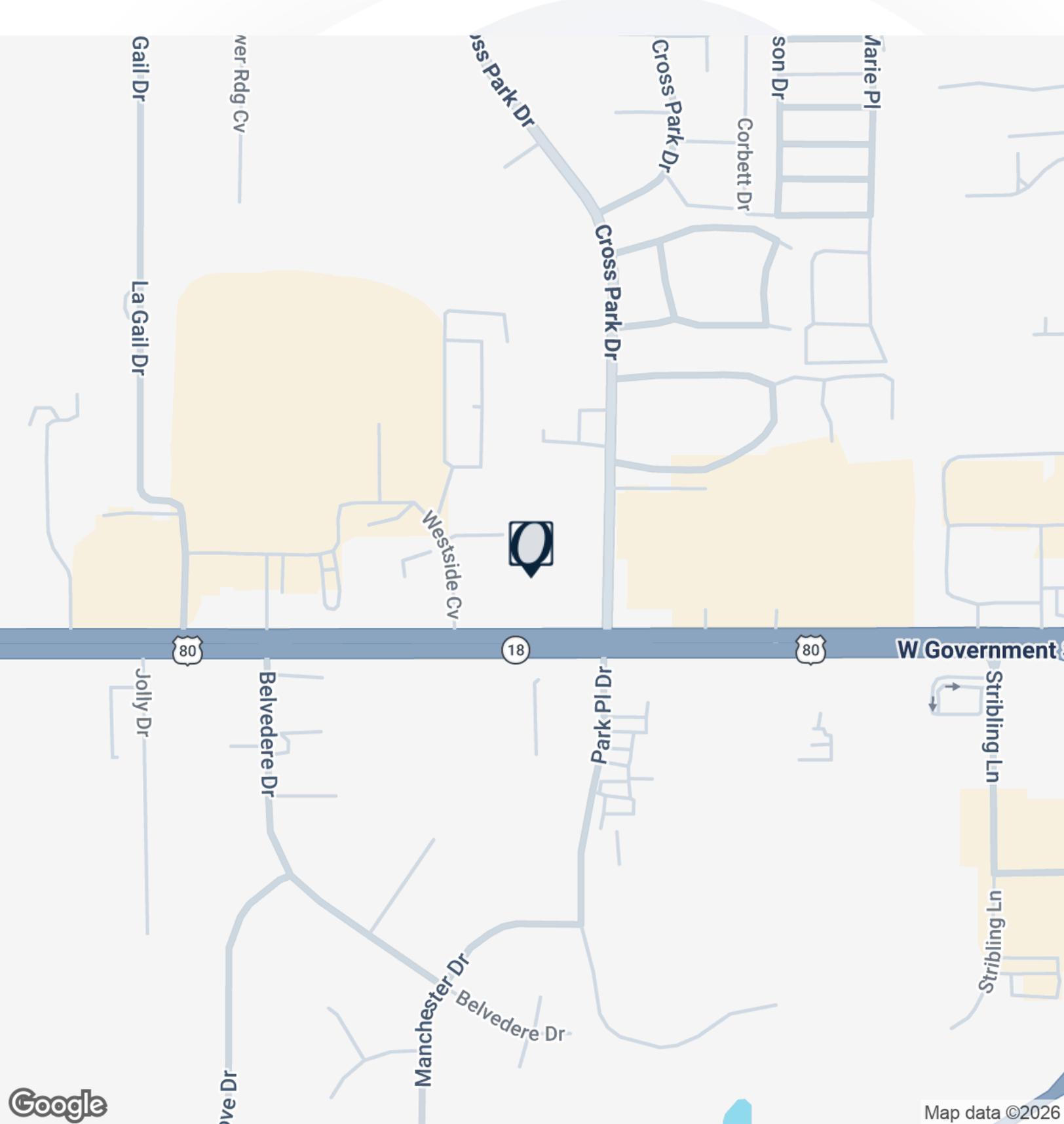


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FOR SALE 401 CROSS PARK DRIVE, SUITE B

LOCATION MAP



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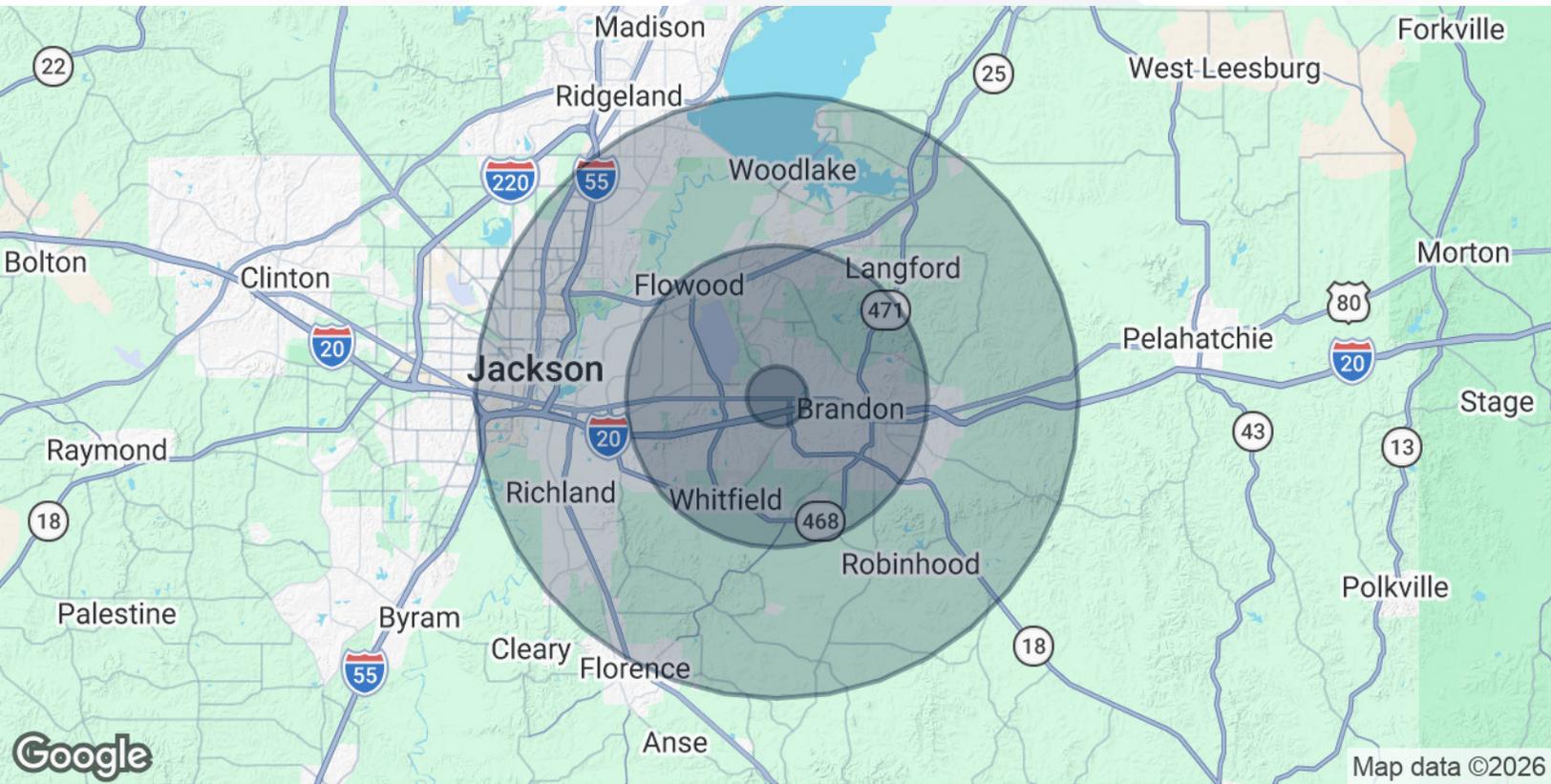
RETAILER MAP



Map data ©2025 Google

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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|-----------|-----------|-----------|
| Total Population | 2,558 | 55,954 | 177,129 |
| Average Age | 39.8 | 36.6 | 35.0 |
| Average Age (Male) | 38.3 | 35.7 | 34.2 |
| Average Age (Female) | 41.0 | 37.7 | 36.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total Households | 1,065 | 21,139 | 70,338 |
| # of Persons per HH | 2.4 | 2.6 | 2.5 |
| Average HH Income | \$78,579 | \$70,937 | \$71,342 |
| Average House Value | \$161,255 | \$160,591 | \$183,287 |

2020 American Community Survey (ACS)

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INCOME SUMMARY

| | |
|---------------------|-----------------|
| Vacancy Cost | \$0 |
| GROSS INCOME | \$17,823 |

EXPENSES SUMMARY

| | |
|---------------------------|----------------|
| Insurance | \$400 |
| BOA Fee | \$1,500 |
| Taxes | \$2,495 |
| OPERATING EXPENSES | \$4,395 |

| | |
|-----------------------------|-----------------|
| NET OPERATING INCOME | \$13,698 |
|-----------------------------|-----------------|

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